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Beautiful Gascon Property with Outbuildings Surrounded by Greenery

Gondrin , **Gers** , **Occitanie**



€480,000

inc. of agency fees

11 Beds 2 Baths 500 sqm 2.7 ha

Situated at a beautiful and private country location, you will find our latest exclusive listing, Arriving at...

At a Glance

Reference MFH-BG33283

Near to Gondrin

Price €480,000

Bed 11

Bath 2

Hab.Space 500 sqm

Land 2.7 ha

Pool No

Land Tax N/A

Property Description

Situated at a beautiful and private country location, you will find our latest exclusive listing, Arriving at it by a long private road, in the middle of its 3 hectares of land and surrounded by vineyards, whilst enjoying superb views of the countryside and the Pyrenees. This typical 11-bedroom Gascon stone Property, with its large outbuildings, is looking for new owners who will succumb to its charm. After having been in the same family for over 300 years The main house of 385 m² currently includes an entrance hall, two living rooms, a kitchen, a dining room with fireplace and wood stove, 7 bedrooms, and a bathroom, plus utility rooms. Adjacent and connected, a 120 m² farmhouse converted into a large living room with fireplace, kitchen, 4 bedrooms, and a bathroom. The outbuildings include a former wine cellar that would make a beautiful reception venue, a large stable, a barn, a garage, and a workshop. The property is a beautiful family home in need of some TLC and renovation. It is suitable for many projects: bed and breakfast activity, gîtes, wedding venue, events, or simply a lovely country home. Feel free to contact us for more information or for a viewing.

Fees to be paid by the seller. Energy class E, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3290.00 and 4490.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Countryside house
Bedrooms:	11
Bathrooms	2
Price	€480,000

Key Information

Internal Area:	500 sqm
Land Area:	2.7 ha

Location: Occitanie



Gallery









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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at **bonjour@my-french-house.com**.

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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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